

Sugarbush

General Plan Amendment Report

**GPAR 05-010 TM 5295 RPL7/R04-008/SP03-003
S04-015/LOG No. 02-08-047**

Prepared for:

Sugarbush, LLC
P.O. Box 231639
Encinitas, CA 92023

Prepared by:

bHA, Inc.
5115 Avenida Encinas, Suite L
Carlsbad, CA 92008-4387
760-931-8700

W.O. 625-0813-400

October 16, 2008
Revised November 10, 2008
Revised January 27, 2009
Revised April 23, 2009
Revised June 2, 2009

GENERAL PLAN AMENDMENT TABLE OF CONTENTS

Chapter 1 - Introduction	1
Chapter 2 - Plan Issues	6
Chapter 3 - Infrastructure	12

LIST OF FIGURES

<u>Figure:</u>	<u>Titles:</u>	<u>Page:</u>
1	Vicinity Map - Local	2
2	Existing General Plan Land Use Designations (Site and Surroundings)	3
3	Proposed General Plan Land Use Designations (Site and Surroundings)	4
4	Existing Use Regulations (Site and Surroundings)	9
5	Proposed Use Regulations (Site and Surroundings)	10
6	Existing/Proposed Zone Box	11
Appendix A	Proposed text for North County Metro Subregional Plan (Chapter 8)	
Appendix B	General Plan Conformance	

GENERAL PLAN AMENDMENT REPORT

CHAPTER 1

INTRODUCTION

A. Proposal

The Sugarbush General Plan Amendment is proposing to change the General Plan Regional Land Use Element Land Use Designation from (17) Estate to the Sugarbush (21) Specific Planning Area (SPA 0.39). The General Plan Amendment is applicable to a 115.5 acre site located in the Buena Creek Area of North San Diego County between the cities of Vista and San Marcos, within the North County Metropolitan Subregional Plan of the County of San Diego (Figure 1).

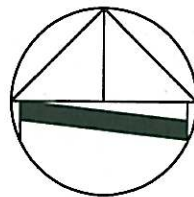
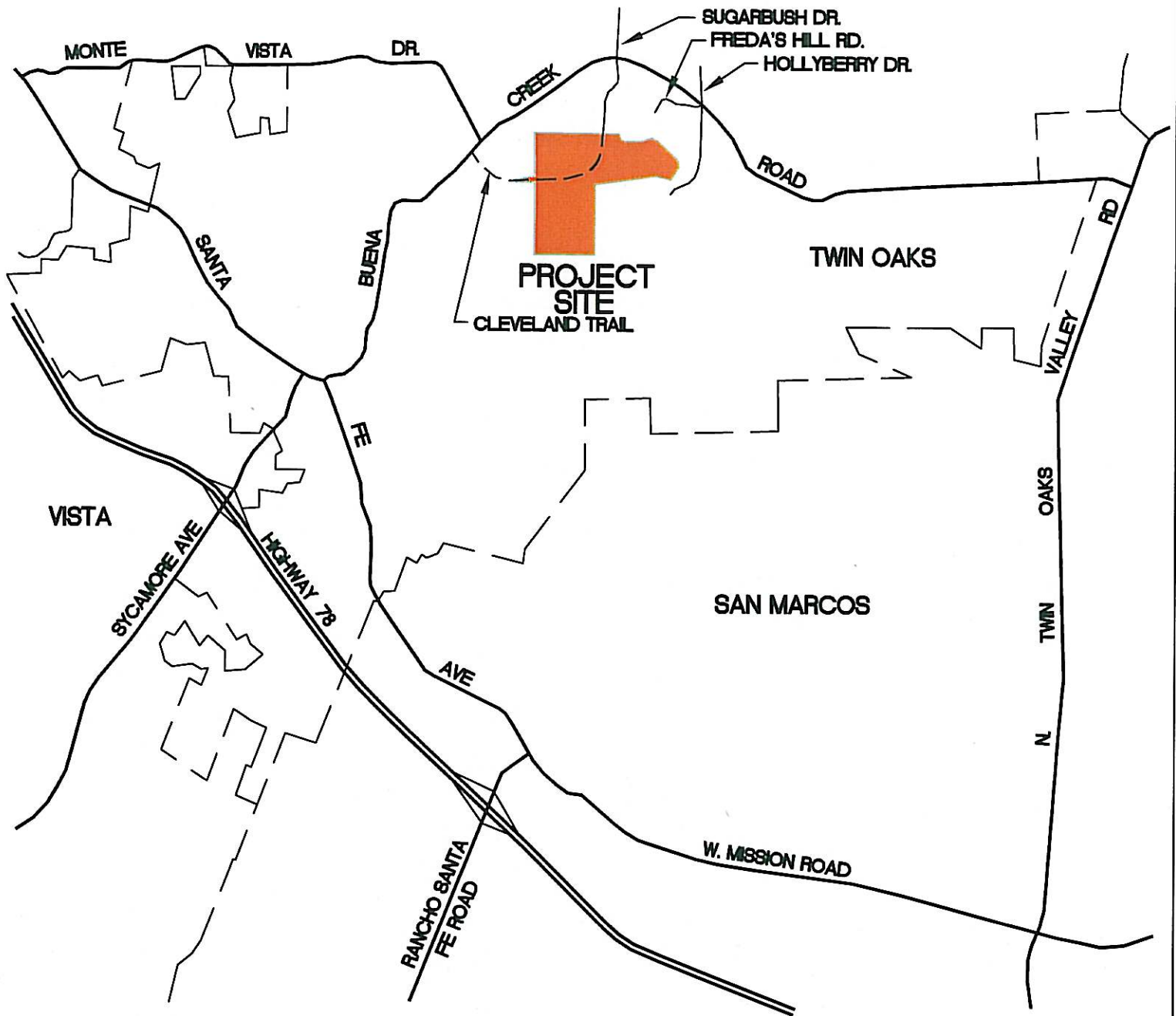
The project occurs within the Estate Development Area (EDA) and is adjacent to the Current Urban Development Area (CUDA) pursuant to the Regional Land Use Element of the General Plan (Figures 2 & 3).

B. Physical Setting

The Sugarbush Specific Planning area is located at the southerly terminus of Sugarbush Drive, south of its intersection with Buena Creek Road approximately halfway between Twin Oaks Valley Road to the east and SR78 to the southwest. Sugarbush Drive is a fully improved residential collector with a forty (40) foot Ac. berm to Ac. berm cross-section within a sixty foot (60') Public Right-of-Way.

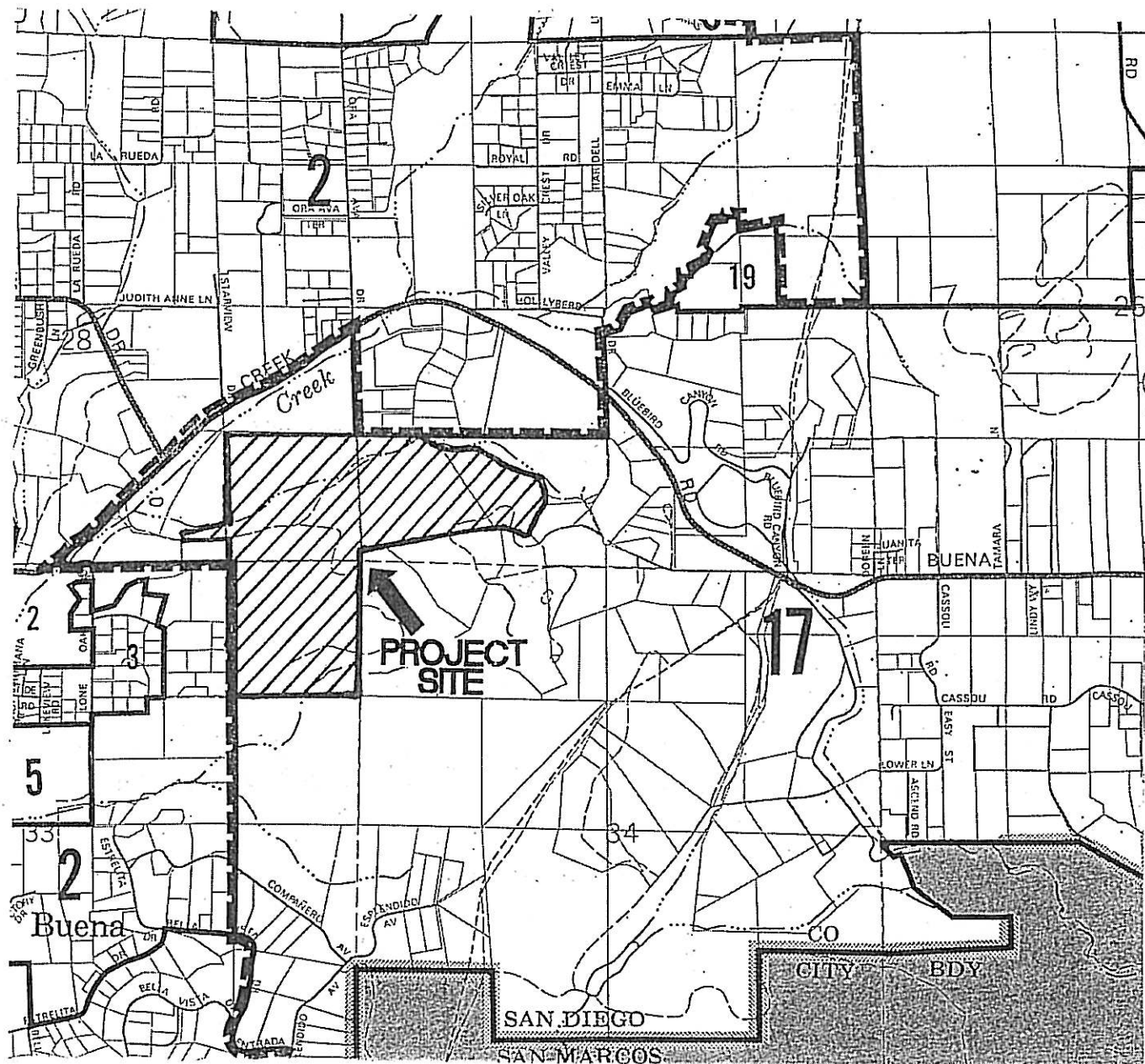
The project site is comprised of varying topography that has not been previously developed. A portion of the property was planted with avocados, but has since been abandoned. The property has a Coast Live Oak Woodland located along the primary drainage that crosses the property from east to west. Diegan Coastal Sage Scrub, Southern Mixed Chaparral, Non-native Grasslands and a Eucalyptus Woodland also exist on the property.

The surrounding properties to the north and west are developed with scattered single family homes with ornamental vegetation. The exception to this is the Oak Woodland which continues to the west in the primary drainage that crosses the site. Additionally, the vacant area between Buena Creek Road and the site is comprised of Diegan Coastal Sage Scrub, Non-native Grassland and Eucalyptus Woodland. The properties to the south and east are predominantly Diegan Sage Scrub with steep slopes.



bHA, Inc.
 land planning, civil engineering, surveying
 5115 AVENIDA ENCINAS
 SUITE "L"
 CARLSBAD, CA. 92008-4387
 (760) 931-8700

VICINITY MAP - LOCAL
SUGARBUSH PROJECT **FIGURE 1**



bha, inc.

land planning, civil engineering, surveying

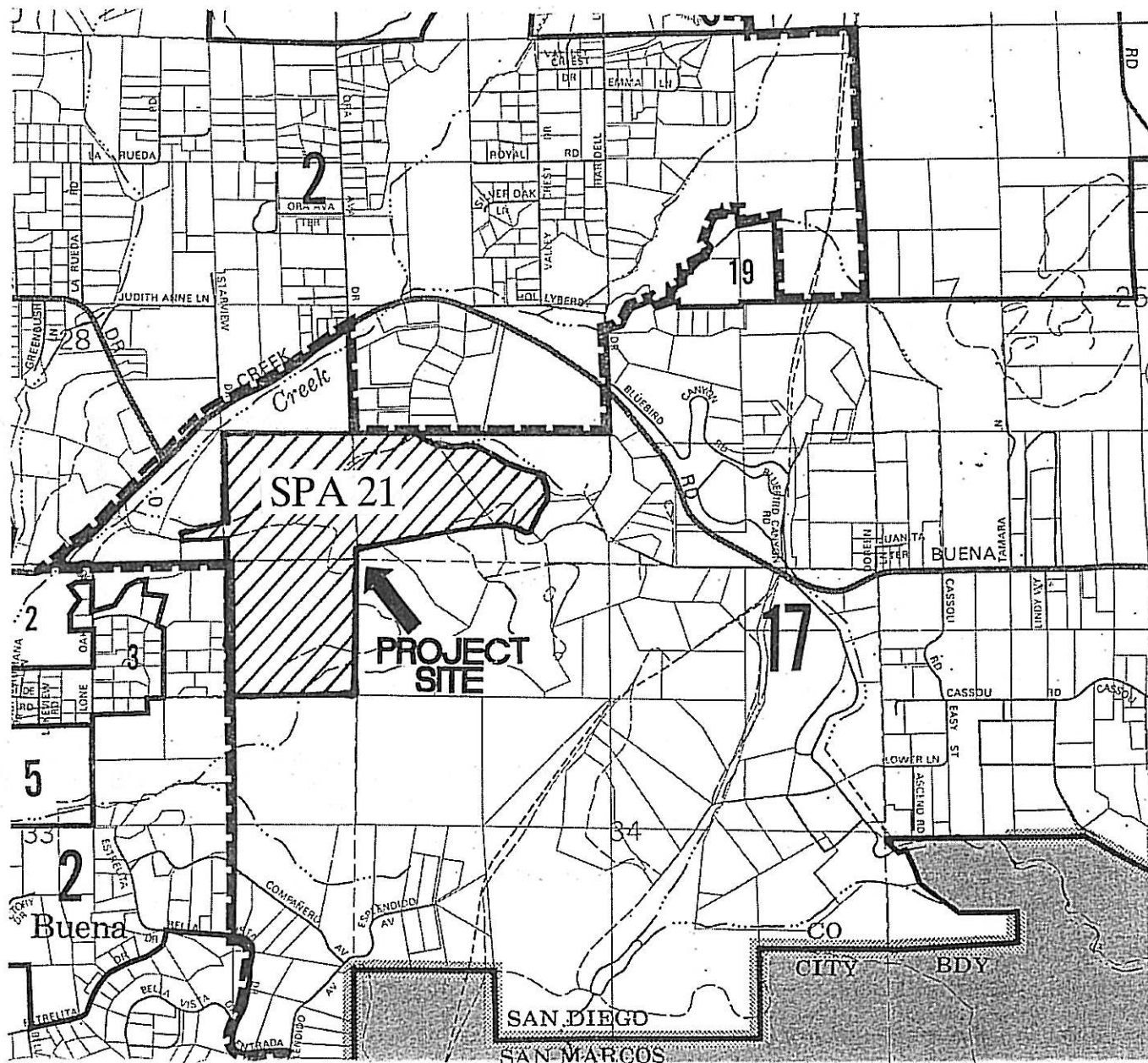
5115 AVENIDA ENCINAS

SUITE "L"

CARLSBAD, CA. 92008-4387

(760) 931-8700

FIGURE 2
EXISTING LAND USE
DESIGNATION



bha, Inc.

land planning, civil engineering, surveying

5115 AVENIDA ENCINAS

SUITE "L"

CARLSBAD, CA. 92008-4387

(760) 931-8700

FIGURE 3
PROPOSED LAND USE
DESIGNATION

Currently, the 115.5 acre property is vacant, but has numerous private road easements and dirt roads traversing the property.

The predominant land uses surrounding the site are primarily single family detached homes on flat pads with lot sizes ranging in size from half acre to one (1) acre. Larger parcels to the south and east of the site are steep and undeveloped. Existing single-family development immediately abuts portions of the western and northerly project boundaries. Open space associated with the Buena Creek drainage is located along the north western boundary of the site and to the south and southeast of the property where steep hills and canyons are present. Landscaped yards of adjacent and surrounding properties provide verdant settings, including (primarily non-native) trees such as palm, pepper, pine and eucalyptus. Additional development in the immediate vicinity is proposed for the Fredas Hill project, located just north of the northeastern portion of the Sugarbush property, which is currently in open space/agriculture.

C. Merits of Proposal

The Sugarbush Project is proposing to preserve approximately 77 acres of environmentally sensitive lands, while maintaining compatibility with existing land uses adjacent to the project.

Additionally, the project proposes a Circulation System from North to West that will connect Sugarbush Drive through the project to Cleveland Trail via a Public Road System. The actual connection will be a gated improved emergency access intended to serve the Sugarbush Community.

The Sugarbush project has prepared a Fire Management Plan and is considered a Fire Safe Community and as a result benefits the adjacent properties.

CHAPTER 2

PLAN ISSUES

The proposed project is subject to the Regional Land Use Element Policy 1.3, Estate Development Area (EDA) and the (17) Estate Land Use Designation. The EDA combines agricultural and low density residential uses and allows clustering in Specific Plan projects, subject to the following standards:

- At least 40% of the project is in permanent open space easement.
- No more than one dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot in a cluster development.
- The minimum parcel size of all parcels not served by sewers, or a package treatment plant, is at least one acre. However, in areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres.
- The minimum parcel size of parcels served by sewers, or a package treatment plant, is one acre. However, where permitted by the applicable community or subregional plan a minimum parcel size of one-half acre may be allowed provided the resultant development can be found to be compatible with the surrounding area and does not exceed the overall density permitted by the existing land use designation and zoning. In areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres. Compatibility shall be based on uses, housing types, lot sizes and any other relevant factors.
- Where groundwater is the sole source of water supply, proof of a long-term groundwater supply is provided consistent with the County Groundwater Policy 1-77.
- The project would not have a more significant environmental effect than would an equivalent non-clustered development.
- The project conforms to any additional criteria, standards or limitations which may be required by the applicable community or subregional plan.

The (17) Estate Land Use Designation provides for minor agricultural and low density residential uses. Clustering is permitted, with parcel sizes and maximum number of dwelling units governed by the applicable Regional Category. In clustered projects, to compute the theoretical maximum number of dwelling units, the following density factors apply in the (17) Estate Land Use Designation:

- Where the average slope of the project area does not exceed 25%: 0.5 dwelling units per gross acre.
- Where the average slope of the project area is greater than 25%: 0.25 dwelling units per gross acre.

The application proposes a change in the Land Use Designation from (17) Estate to (21) Specific Plan with proposed density of .39 dwelling units per acre. The General Plan Amendment also proposes text for the North County Metropolitan Subregional Plan to guide development of the Sugarbush Specific Plan. See Appendix A for the text that is proposed to be added to the North County Metropolitan Subregional Plan.

The site is subject to the A70, Limited Agriculture, Use Regulations with minimum lot size of 2 acres. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. A Rezone is proposed to change the A70 Use Regulations to the S88, Specific Planning Area Use Regulations, with minimum lot size of .5 acres and density of .39 dwelling units per acre (Figures 4 & 5). The S88 Use Regulations are intended to accommodate Specific Plan Areas and to facilitate development pursuant to a Specific Plan (Figure 6).

The Sugarbush Specific Plan and a Tentative Map are also proposed. The Sugarbush Specific Plan proposes residential and open space land uses. The Tentative Map implements the Specific Plan by proposing 45 residential lots, ranging in size from .50 to 1.73 AC.

Based on analysis of the current General Plan Regional Category of EDA and Land Use Designation of (17) Estate, the theoretical maximum number of dwelling units that could be developed on the site is 47.

73.04 acres (<25% slope) x .5 dwelling unit/acre	= 36.52 dwelling units
42.16 acres (<25% slope) x .25 dwelling units/acre	= 10.54 dwelling units
Total theoretical maximum dwelling units	47.06

Based on analysis of the current Use Regulations, the theoretical maximum number of dwelling units that would be permitted on the site is 57.75.

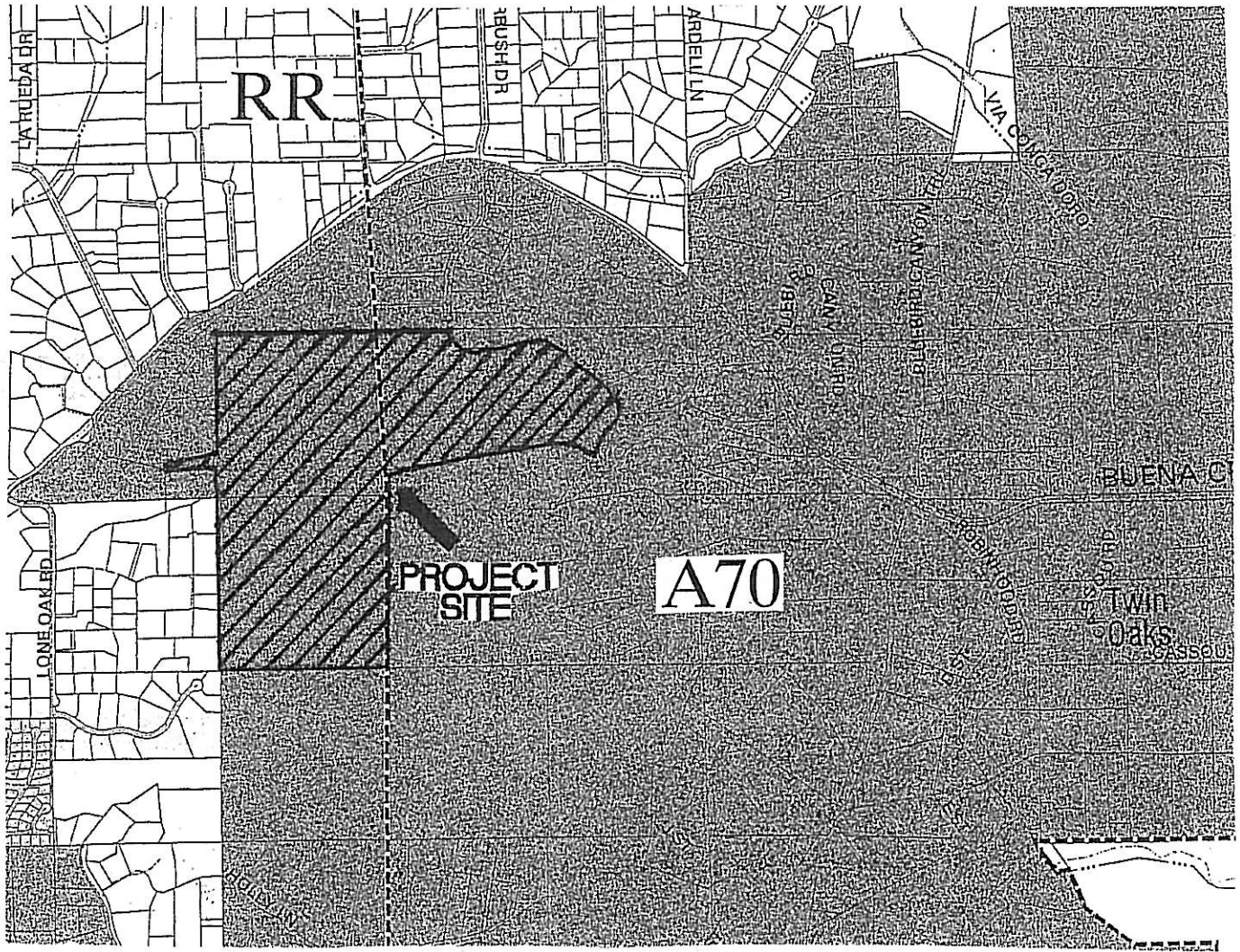
A70, density .5 dwelling units/acre	
115.5 acres x .5 dwelling units/acre	= 57.75 dwelling units

The General Plan Amendment proposes to implement the (21) Sugarbush Specific Plan Area Land Use Designation with density of .39 dwelling units per acre. This results in a theoretical maximum number of dwelling units of 45.

115.5 acres x .39 dwelling units/acre	= 45 dwelling units
---------------------------------------	---------------------

Based on the current EDA and (17) Estate designations, the minimum lot size in a clustered project on this site is 1 acre. The EDA allows a smaller minimum lot size (.5 acre) in clustered projects if it is allowed by the applicable Community or Subregional Plan. The North County Metropolitan Subregional Plan does not include policies relating to clustered projects.

The proposed General Plan Amendment includes text to guide development of the Sugarbush Specific Plan Area. This text includes standards which limit overall density to not more than .39 dwelling units per acre and lot sizes to a minimum of .5 acre. See Appendix A for text proposed for the North County Metropolitan Subregional Plan.



bHA, Inc.

land planning, civil engineering, surveying

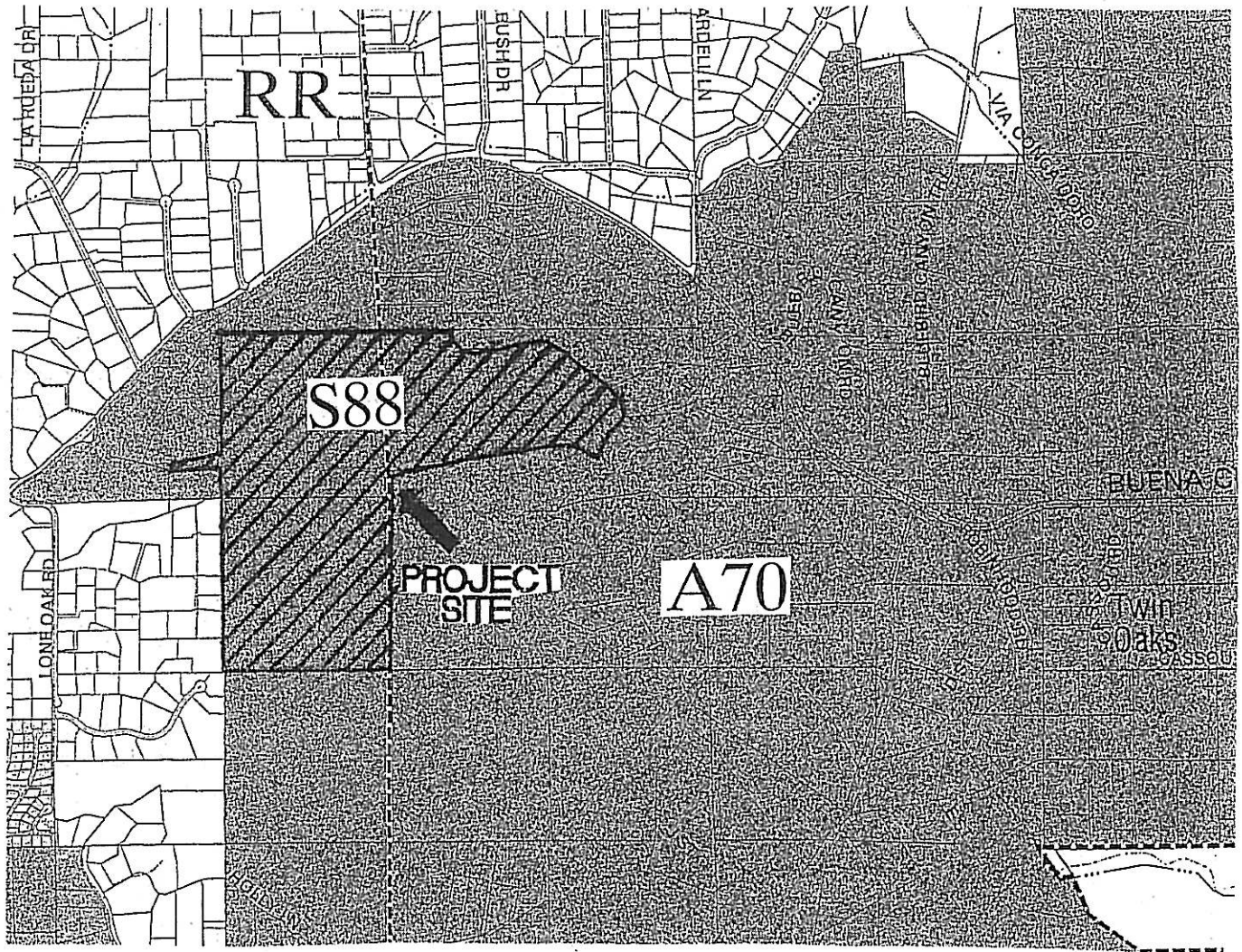
5115 AVENIDA ENCINAS

SUITE "L"

CARLSBAD, CA. 92008-4387

(760) 931-8700

FIGURE 4
EXISTING ZONING MAP



bHA, Inc.

land planning, civil engineering, surveying

5115 AVENIDA ENCINAS

SUITE "L"

CARLSBAD, CA. 92008-4387

(760) 931-8700

FIGURE 5
PROPOSED ZONING MAP

ZONE	EXISTING	PROPOSED
USE REGULATIONS	A70	S88
ANIMAL REGULATIONS	L	J
DENSITY	.5	.39
LOT SIZE	2A	.50 acres
BUILDING TYPE	C	C
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	E
LOT COVERAGE	-	-
SETBACK	C	V
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS	-	-

CHAPTER 3

INFRASTRUCTURE

Discussions on both Traffic and Public Facilities, Services and Safety are found in Chapter 4 and Chapter 6 of the Specific Plan portion of the report.

APPENDIX A

CHAPTER 8
SUGARBUSH SPECIFIC PLANNING AREA (SPA .39)

The Sugarbush SPA consists of 115.5 acres located off of Buena Creek Road in North San Diego County between the cities of San Marcos and Vista. The project shall be developed according to the following criteria:

1. Overall density shall not exceed .39 dwelling units per acre.
2. Lots are to be a minimum of .5 acre in size.
3. No more than 45 residential lots are permitted.
4. Portions of the site which are generally in excess of 25% slope, particularly in the northern and easterly portions of the site, shall be preserved in permanent open space.
5. Impacts on Diegan Sage Scrub shall be minimized by establishing a 500-foot buffer from the property's easterly boundary

APPENDIX B

GENERAL PLAN CONFORMANCE

8.1 Regional Land Use Element

San Diego County General Plan consists of twelve elements: Regional Land Use, Housing, Circulation, Public Safety, Seismic Safety, Scenic Highway, Open Space, Recreation, Noise, Conservation, Energy and Public Facilities. With the exception of the Regional Land Use Element, each General Plan Element is further described by Community or Subregional Plans for various geographic areas of the County. The Regional Land Use Element provides for several regional land use categories. The Regional Land Use Element categories within the Specific Plan include:

Estate Development Area:

This category is intended to combine agricultural and low density residential uses with parcel sizes of two to twenty acres. Generally, the Estate Development Areas (EDA) are outside the Urban Limit Line but within the boundaries of the County Water Authority. The EDA category allows for clustering of dwelling units, which is defined as a development technique in which buildings or lots are grouped or “clustered” through an on-site transfer of density, rather than distributed evenly throughout the project site as in a conventional subdivision. Clustering projects in the EDA must meet the following standards:

- At least 40% of the project is in a permanent open space easement.
- No more than one dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot in a cluster development.
- The minimum parcel size of all parcels not served by sewers, or a package treatment plant, is one acre. However, where permitted by the applicable community or subregional plan a minimum parcel size of one-half acre may be allowed provided the resultant development can be found to be compatible with the surrounding area and does not exceed the overall density permitted by the existing land use designation and zoning. In areas :
 - Where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres. Compatibility shall be based on uses, housing types, lot sizes, and any other relevant factors.
 - Where groundwater is the sole source of water supply, proof of a long-term groundwater supply is provided consistent with County Groundwater Policy I-77.

- The project would not have a more significant environmental effect than would an equivalent non-clustered development.
- The project conforms to any additional criteria, standards or limitations which may be required by the applicable community or subregional plan.

Clustering is further limited by the specific policies and standards of each Community Plan or Subregional Plan.

Specific Plan Consistency: *The Specific Plan allocates low density residential uses to one (1) area within the Specific Plan, which is designated as EDA Regional Land Use category. The Specific Plan utilizes the clustering policy of this General Plan Element to avoid any potential impacts of the proposed land uses on the sensitive habitats of the site.*

- *Clustering is permitted in the (17) Estate Residential Designation. In computing the theoretical maximum number of units, the total number of units shall not exceed the number which is allowed by the applicable land use designation and zoning.*
- *The Specific Plan meets each of the standards required for clustering by providing lots that are a minimum of 0.5 acres and over 67% of the property in permanent open space.*

8.2 North County Metropolitan Plan

As described above, the San Diego County General Plan Elements have been addressed by various chapters of the North County Metropolitan Plan. Each chapter of the community plan represents a subject area which coincides with an adopted element of the General Plan. The community plan intends to address these elements to ensure that the goals and policies formulated by the community will be compatible with the General Plan, or, if conflicts exist, they can readily be identified and reconciled. Also, certain General Plan policies can be more relevant for one community than for others, and further elaboration or refinement may be appropriate. The community plan policies can be regarded as applications of broad General Plan policies which are designed to fit the specific or unique circumstances existing in the individual community.

The North County Metropolitan Plan Map designates the Sugarbush site as (17) Estate Residential, allowing the development of 2 and 4-acre lots dependent upon slope. 2 acre lots are allowed where the slope is 0-25% and 4-acre lots are allowed when the slope is greater than 25%. A density calculation was prepared for the Sugarbush site indicating a maximum density of .39 dwelling units per acre.

Community Plan Policies and Objectives:

The North County Metropolitan Plan does provide specific text for the Sugarbush Specific Plan. The purpose of these policies is to establish a planning and development framework that is consistent with the goals of the subregional plan for the entire subregional plan area.

Land Use:

The Land Use Policy of the Community Plan is to accommodate current and future urban development.

Land use policies for The Specific Plan are:

1. Increase City and County Cooperation

Because:

- A. Cities of the subregion are closely related to the surrounding areas in terms of Public Services, Travel Patterns and Community Identity; and
- B. The cities and county are generally agreed on the spheres of influence boundaries which were adjusted by the Local Agency Formation Commission.

The County will cooperate in planning and regulating growth of unincorporated territory within each city's sphere of influence. Future County decisions on proposed projects in the sphere areas will take each city's planning objectives into consideration.

Specific Plan Consistency: The Specific Plan is not within a sphere of influence as adopted by LAFCO.

2. Designate Current Urban Development Areas

Because:

- A. Extensive urbanization has already occurred in five (5) major unincorporated areas of the Subregion and continued development of these areas will make maximum efficient use of existing public facilities and services; and
- B. Densification of the current urban areas will promote housing opportunities for the elderly and families of low and moderate income.

Accommodate urban development within the designated current urban development areas consisting of: (1) the Vista-San Marcos "Window" Area (ranging from East Vista

South to Lake San Marcos); (2) Country Club Drive (West Escondido); (3) South Escondido; and (4) Southeast Escondido.

Specific Plan Consistency: *The Specific Plan policies provide for Estate Residential Densities at a more efficient use by allowing the development of 1/2 acre minimum lot sizes while maintaining the overall non-urban density of .39 DU/acre.*

3. Designate Future Urban Development Areas - Escondido Area

Because:

- A. There are certain areas with relatively level terrain located near North Escondido; and
- B. Upon annexation these future urban areas could be provided with efficient municipal services to support urbanization.

Accommodate future urban development along the northern fringe of Escondido by designating selected areas as future urban development areas. Future urban development areas will be permitted to develop at low densities (ten (10) acre minimum parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities.

Specific Plan Consistency: *The Sugarbush Specific Plan is not within this area, therefore this policy does not apply.*

4. Accommodate Future Urban Development - Island Areas

Because:

- A. The Subregion includes numerous municipal “islands” with terrain appropriate to urbanization.
- B. The Future Urban Development Area (FUDA) category will limit subdivision of the islands to ten acre minimum and thereby encourage annexation and provision of city services and facilities; and
- C. Lands covered by FUDA’s may continue to be used for agriculture and other permitted uses until annexed to a city and developed in accordance with the City General Plan.

Accommodate future urban development in the municipal islands by designating them as future urban development areas.

Specific Plan Consistency: The Specific Plan does not occur in an island area, therefore this policy does not apply to the project.

GOVERNMENT STRUCTURES

5. Support City Annexation Incentive Programs

Because:

- A. The cities and County are generally agreed that territory within the city spheres of influence should eventually be annexed; and
- B. Pre-annexation improvement plans, which identify city services available to neighborhoods upon annexation, will encourage public support for annexation.

Support city annexation incentive programs for each city within the subregion. Assist the cities in preparing pre-annexation Improvement Plans to identify city services and facilities that would be incentives to public support for annexation.

Specific Plan Consistency: The Specific Plan is not within a municipal sphere of influence, therefore this policy does not apply.

6. Identify Potential Commercial Locations

Because:

- A. Identification of the potential commercial use of these sites if annexed to a city will serve as an incentive for the property owner to seek annexation in order to realize a more intense use of the property.
- B. These sites should only be developed when sewer service is made available; and
- C. The relevant city generally concurs that these locations are potentially as described below.

The following are identified as potential locations for commercial uses if annexed to the city:

- A. San Pasqual Valley Road at Bear Valley Parkway - Neighborhood serving commercial uses.
- B. Gamble Land (Citricado Parkway) at Felicita Road - Neighborhood serving commercial uses.

Pending annexation, the County will permit reasonable residential use of these potential commercial sites.

Specific Plan Consistency: *The Sugarbush Specific Plan is not located in those designation areas, therefore this policy does not apply.*

7. Study Amendment of County Road and Sign Standards

Because each city is more likely to annex territory within its sphere if roads and signage are developed consistent with the city's own standards.

Conduct County studies on the feasibility of amending County Road Standards to make these consistent with each City's Standards. Conduct a study on the feasibility of amending County Ordinances relating to regulations on signs within the unincorporated areas of each city's sphere of influence.

Specific Plan Consistency: *The Specific Plan is proposing public streets on-site pursuant to County of San Diego Public Road Standards and is not within a sphere of influence, therefore this policy does not apply.*

8. Support Sewer Service Extension - Martyn Creek

Because:

- A. The southeastern area within the Escondido sphere of influence is experiencing septic tank failures; and
- B. The prospect of sewer service will create an incentive to annex.

Encourage and support the City of Escondido in conducting a Feasibility Study for the extension of sewer service down Martyn Creek.

Specific Plan Consistency: *The Sugarbush Specific Plan is not located in this area, therefore this policy does not apply.*

9. Merge Buena Sanitation District

Because:

- A. The Buena Sanitation District service area is within the sphere of influence of the City of Vista and the City of San Marcos.

- B. Merging the Buena Sanitation District into the Vista Sanitation District and/or San Marcos County Water District will improve operating efficiencies.
- C. Such merger would benefit the City of Vista within their sphere of influence by improving local control over sewer service; and
- D. Any merger would be subject to agreement by all affected parties and subject to applicable reorganization requirements.

The County will work with the residents of the Buena Sanitation District and will support the City of Vista and the San Marcos County Water District in determining the feasibility of merging the Buena Sanitation District into the Vista Sanitation District and/or the San Marcos County Water District.

***Specific Plan Consistency:** This merger has taken place and the Specific Plan is located within the Vista Sanitation District.*

10. Limit New Subdivisions Exceeding One (1) DU/Acre - Escondido

Because:

- A. There is a great amount of unincorporated land within the adopted city sphere of influence which is appropriate for urbanization if annexed to the city.
- B. A one (1) acre minimum lot size requirements would create an incentive for landowners to annex to the city in order to realize higher densities.
- C. A one (1) acre minimum policy will minimize the creation of new public service demands.
- D. Exceptions to a one (1) acre requirement can be considered on a case-by-case basis if sewer service is available or if the vicinity of a proposed project is already fully subdivided or developed.

Prohibit new major and minor subdivision within the adopted Escondido city spheres of influence, if the density shown on the Final Subdivision or Parcel Map is greater than one (1) dwelling unit per gross acre, unless:

- 1. The Planning Commission and Board of Supervisors adopts a finding that a particular area qualifies as fully subdivided or fully develops pursuant to Policy 3.5 of the Land Use Element of the General Plan;

2. The proposed project has sewer available and can obtain sewer lateral connections to an existing sewer main, in which case this policy shall not apply to the property.

Specific Plan Consistency: The Sugarbush Specific Plan is not located in this area, therefore this policy does not apply.

AGRICULTURE

11. Promote Agriculture - Outside City Spheres

Because:

- A. Agriculture is an important commercial activity in the North County Metropolitan Subregion and valuable commercial crops are being raised on about 25,000 acres, which is about thirty percent (30%) of the total area of the subregion.
- B. Row crops and nursery production are common to the maritime area climate while orchards are scattered throughout the eastern portion of the Subregion. Since 1970, orchard production in the Subregion has increased about 35 percent and row crop production about 61 percent;
- C. Certain areas have viable commercial agriculture and soil; climatic and other conditions are favorable for continuing success; and
- D. Low density land use plan designations can be applied to protect agriculture in these outlying and undeveloped locations.

Designate the Twin Oaks Valley (portion outside San Marcos sphere) and the Harmony Grove area (portion outside Escondido sphere) as intensive agriculture. Designate remote areas (primarily east and northeast of Escondido) as multiple rural use. These designations will limit the intrusion of incompatible land uses from existing agriculture lands.

Specific Plan Consistency: The Sugarbush Specific Plan is not located in the areas of intensive agriculture in the Twin Oaks Valley or Harmony Grove areas. However, the plan allows for agricultural uses per Objective 4.4.

12. Promote Interim Agriculture - Future Urban Development Areas

Because the Future Urban Development Area category will serve to protect existing agriculture from development until essential urban services are made available by the appropriate city.

Apply the future urban development area category to appropriate areas as an interim means of protecting existing agriculture.

Specific Plan Consistency: *The Specific Plan is not within a future urban development area category, therefore this section does not apply.*

13. Recognize Avocational Agriculture

Because:

- A. Avocational agriculture, primarily orchard crops on small parcels, is found throughout the Subregion and is especially common at the urban fringe around the cities of Escondido, San Marcos and Vista; and
- B. While the use of such land is primarily residential, avocational agriculture is recognized to be of benefit to both the economy and the environment.

Recognize that avocational agriculture is a compatible secondary use of land throughout the subregion.

Specific Plan Consistency: *The Specific Plan allows for horticulture (all types), tree crops and row and field crops per Objective 4.4.*

14. Assist Cities in Preparing Agricultural Plans

Because:

- A. The Knox-Nisbet Act (Government Code Sections 54774 and 54796) requires Local Agency Formation Commissions to determine whether agricultural preserves or prime agricultural land would be adversely affected if a proposed annexation were approved.
- B. The County has completed extensive work to inventory and analyze agricultural resources in the Subregion and this information can be made available to cities of the Subregion.

Assist cities of the subregion in preparing agricultural plans for the unincorporated areas within their sphere of influence.

Specific Plan Consistency: *The Sugarbush Specific Plan is not within the spheres of influence of Vista or San Marcos, therefore this policy does not apply.*

15. Encourage Mobile Home Park Development

Because:

- A. County government recognizes the growing importance of mobile homes as the means of providing affordable housing to a larger segment of the public; and.
- B. The amount of land which is both appropriate and available in the Subregion for mobile home development has been decreasing steadily due to competition from larger-lot, more expensive residential development.

Encourage mobile home park development as a means to promote alternative types of housing, as well as to expand housing opportunities for low and moderate income households.

Specific Plan Consistency: The Sugarbush Specific Plan does not provide for a mobile home park development.

16. Identify Prospective Mobile Home Park Areas

Because there are many possible locations throughout the Subregion where mobile home parks could be appropriate and where public services would be available.

Accommodate mobile homes at appropriate locations within the subregion where public services are now available or can be made available concurrent with each development project. Possible locations include (but are not limited to):

- A. Northeast Escondido, along Valley Parkway (Annexation required for sewer connection);
- B. Buena and West San Marcos area;
- C. Unincorporated islands, south of Vista and within its sphere of influence (assumes annexation);
- D. Vista/San Marcos window area; and
- E. South Carlsbad Islands (assumes annexation).

Specific Plan Consistency: The Sugarbush Specific Plan property was not identified as a prospective mobile home park.

SEWER SERVICE

17. Improve Sewer Service Within the Urban Area

Because:

- A. Many areas throughout the Subregion have experienced septic tank failures and the problem is especially critical in the fringe areas around Escondido and Vista where the cumulative impact of residential development is causing this problem to worsen over time; and
- B. Need for sewer service will expand greatly as growth continues, particularly within the designated Current Urban Development Areas.

Wherever feasible, provide sewer service inside the Current Urban Development Area and to existing developed areas outside the current urban development area boundary where high rates of septic tank failures have been experienced.

Specific Plan Consistency: The Sugarbush Specific Plan is within the Buena Sanitation District and is eligible for sewer service.

SCENIC HIGHWAYS

18. Assign Scenic Highway Priorities

Because:

The objective of a Scenic Highway Program is to protect and enhance the County's scenic, historic, and recreational resources within a network of scenic highway corridors.

Assign the following priorities to Scenic Highway Corridors within the Subregion:

- A. **First and highest priority:** El Camino Real (S11), from Manchester Avenue north to State Route 76 excluding the portion within the cities of Carlsbad and Oceanside; State Route 76, from El Camino Real east to Interstate 15 excluding the portion within City of Oceanside.
- B. **Second priority:** North Santa Fe Avenue and Osborne Street, from the Oceanside city limits east to Vista Way; State Route 78, from Via Rancho Parkway to State Route 79, excluding the portion within the City of San Diego; and

- C. **Third priority:** Vista Way; Oransby Street; Old Castle Road; Lilac Road; Twin Oaks Valley Road; Del Dios Highway and Via Rancho Parkway; Bear Valley Road and State Route 78, from Valley Center Road to Via Rancho Parkway.

Specific Plan Consistency: The Sugarbush site is not visible from any of these corridors.

CONSERVATION

19. Designate Resource Conservation Areas

Because:

- A. It is County policy to protect and manage environmental resources in order to maintain them for future needs; and
- B. An initial inventory of valuable resources has been completed (refer to Appendix).

The resource conservation area (RCA) designation is applied to protect sensitive biological, archaeological, aesthetic, mineral and water resources. Projects requiring Environmental Analysis under the California Environmental Quality Act (CEQA) that occur within resource conservation areas should be carefully analyzed to assess their impact on the resource conservation area, and

Specific Plan Consistency: The Sugarbush site is not located in a Resource Conservation Area, therefore this policy does not apply.

RECREATION

20. Direct County Resources Toward Parkland Acquisition and Development

Because:

- A. Priority to acquisition and development protects good park locations from alternative development; and
- B. Acquisition and development by the County facilitates annexation of the park by the city which is the appropriate entity to manage a recreation program for that locality.

Direct County resources toward park land acquisition and development; park sites within an adopted city sphere of influence should be annexed and subsequently operated and maintained by the city. When feasible, city annexation, operation and maintenance should be a requirement of City-County Joint Powers Park Agreements.

Specific Plan Consistency: *The Sugarbush Specific Plan will pay Parkland Development Fees.*

21. Pursue Joint Funding Sources for Regional Park Development

Because:

- A. The main problem with the regional park program has been the lack of funds available for acquisition and construction; and
- B. It is most important that the County continue cooperating with cities of the Subregion as well as with other agencies, to seek region wide funding sources for implementing the regional parks program.

The County shall participate with the cities of the subregion in planning and seeking funds for the acquisition and development of Guajome, Hedionda and Buena Vista Regional Parks.

Specific Plan Consistency: *The Sugarbush Specific Plan is not located in these areas therefore this policy does not apply.*

22. Prioritize Local Parks

Because:

- A. There is a critical need for acquisition and development of local parks; and
- B. The Recreation Element of the County General Plan projects a need for 5,000 additional local park acres by 1990 to satisfy the rapidly growing demand within the city and County areas of this Subregion.

The following are high priority local park sites to be developed by Joint Powers Agreement with the appropriate city: San Marcos Park; Iris Street/El Norte (Escondido); Monte Vista site (San Marcos); Jesmond Dene Community Park (North Escondido); and Felicita Park (Escondido).

Specific Plan Consistency: *Parkland Development funds will be paid by the Sugarbush Specific Plan. These funds in conjunction with previously paid fees will allow the County to enter into a Joint Powers Agreement.*

IMPLEMENTATION

23. Adopt General Plan Categories

Because:

- A. The North County Metropolitan Subregional Plan, as part of the County General Plan, must conform to the County General Plan; and
- B. The Land Use Element contains a full description of the land use designations which will be used to implement each of the County's community and subregional plans.

The Land Use Designations contained in the Land Use Element are hereby adopted by reference and will be used to implement this Subregional Plan.

Specific Plan Consistency: *The Sugarbush Specific Plan will further implement the Land Use Element by specifying land uses internal to the Specific Plan. The Estate Development Area and (17) Estate Residential Designations have been applied to the Sugarbush property. The Sugarbush Specific Plan is consistent with these designations and will implement these regulations through clustering. Clustering is permitted within the EDA category and the project meets the density factors specified in the (17) Estate Residential Designation.*

8.3 Elements of the General Plan

The following elements of the General Plan apply to the Sugarbush Specific Plan:

Part I - Open Space Element:

County Wide Recreation Areas

Goal II - Conservation and Natural Processes

- 1. Encourage the conservation of the habitats of rare and unique plants and wildlife.
- 2. Encourage the conservation of areas with sensitive plant life or irreplaceable, high quality plant and animal communities.

The County of San Diego regulates land development through its Resource Protection Ordinance which requires open space easements for the protection of valuable and sensitive resources. The Sugarbush Specific Plan proposes open space easements and open space lots as part of the discretionary permit process for this project to protect steep slopes and vegetation communities.

Specific Plan Consistency: *The project site supports ten (10) vegetation communities: coast live oak woodland, Diegan coastal sage scrub, coastal sage-chaparral scrub, non-native grassland, coyote brush scrub, eucalyptus woodland, non-native vegetation, disturbed habitat, orchard and developed land. Coast live oak woodland, Diegan coastal sage scrub, and non-native grassland are considered sensitive within the County of San Diego (County), and impacts to these communities require mitigation.*

No sensitive plants were observed during biological surveys of the property. During the general biological investigation, one (1) coastal California knatcatcher was observed on site within Diegan coastal sage scrub.

Direct and indirect impacts to upland vegetation communities will be mitigated through preservation of .4 acre of coast live oak woodland, 71.2 acres of coastal sage scrub habitat, and 3.0 acres of non-native grassland. All mitigation for coast live oak woodland, Diegan coastal sage scrub and non-native grassland would be achieved on site through preservation within the proposed biological open space easements and planting of .6 acres of coast live oak woodland.

The proposed biological open space would preserve 71.2 acres of Diegan coastal sage scrub habitat, 3.0 acres of non-native grassland, and 0.03 acre of non-native vegetation located in the southern portion of the property. Furthermore, a limited building zone would extend 100 feet out from the boundary of the open space on the east, south and north while a 75 foot buffer will occur on the west.

Water Bodies

Goal 1 - Health and Safety

1. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and groundwater supplies.

Protect life and property by regulating use in areas subject of flooding.

Specific Plan Consistency: *A Stormwater Management Plan (SWMP) is required under the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Section 67.817). A SWMP has been submitted as part of the Sugarbush Specific Plan. The purpose of this SWMP is to address the water quality impacts from the proposed grading of the pads, roads, and associated infrastructure for the project. Best Management Practices (BMPs) will be utilized to provide a long-term solution to water quality. This SWMP is intended to ensure the effectiveness of the BMPs through maintenance that is based on long-term planning.*

No development is proposed within the floodplain.

Floodplains

Goal 1 - Health and Safety

1. Protect life and property by regulating uses in area subject to flooding.

Specific Plan Consistency: *The project is not grading within the floodplain, therefore life and property will be protected and will not be in areas subject to flooding.*

4. Encourage the conservation of the habitats of rare or unique plants and wildlife.
5. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect water quality.
6. Encourage the use of streams as local open spaces.

Specific Plan Consistency: *The project is proposing a 77.13 acre open space corridor on the north and eastern portions of the site. All of the vegetation will remain within the open space, therefore resources and natural processes will be conserved.*

Part III - Circulation Element

Road Network

It is the intent of the Circulation Element to preserve a corridor uninhabited by any permanent structure for future road right-of-way for each and every road shown on the Circulation Element. It is the intent of the Circulation Element that all land developments conform to the Circulation Element. It is the intent of the General Plan that in road matters the Circulation Element shall supersede any proposal of any Community, Subregional, or Development Plan.

Specific Plan Consistency: The Sugarbush Specific Plan Circulation System is not identified on the Circulation Element Map.

Bicycle Network Goal 1

1. Provide for the safe and convenient use of bicycles throughout San Diego County for recreation and as a viable alternative to the automobile as a form of local transportation.

Specific Plan Consistency: The project is not within the Bicycle Network of the Circulation Element, therefore it is not required to provide bike lane improvements.

Part IV - Recreation Element

General Goal

Enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors.

Provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system.

Specific Plan Consistency: The proposed project through its dedication of open space and provisions for a pedestrian walkway adjacent to the internal street network, augments the County's system.

Part V - Seismic Safety Element

Seismic Safety Goals

Minimize injury and loss of life;

Minimize damage to public and private property;

Minimize social and economic dislocations resulting from injuries, loss of life, and property damage.

Specific Plan Consistency: *The County of San Diego and the State of California have continued to update their ordinance, codes and laws to minimize injury, loss of life and property damage. The project will be required to satisfy these ordinances, codes and laws in relation to seismic safety.*

Part VII - Public Safety Element

Minimize injury, loss of life and damage to property resulting from fire, geologic or crime occurrence.

Maximize public safety factors in the physical planning process.

Optimize organization and delivery of emergency services upon occurrence of fire, geologic activity or crime.

Specific Plan Consistency: *The subject property is served by the County of San Diego Sheriff's Department and the Vista Fire Protection District.*

The proposed project has prepared a Fuel Plan that has been approved by Vista Fire Protection District. The Sugarbush Specific Plan is a "Fire Safe" community as a result of the preparation of the Fuel Management and Fire Safety Plan that has been approved by the Vista Fire Protection District.

The project has prepared a Geologic Report consistent with the public safety element by the General Plan.

Part VIII - Noise Element

Policy 4b1:

1. Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of CNEL equal to 55 decibels.

***Specific Plan Consistency:** The subject property is not adjacent to generators of noise in the area. A Noise Analysis has been submitted for the project that supports the policy goal of noise less than 55 db for the development.*

The subject property through current construction practices will mitigate any noise that exceeds County Standards.

Part IX - Housing Element

Policy 1:

Utilize all means possible to make available safe, sanitary, decent, and affordable housing that is consistent with all other elements of the General Plan. These means shall include but are not limited to the powers of the County Department of Housing and Community Development (HCD); the Housing Authority of the County of San Diego; the Redevelopment Authority of the County of San Diego; the Department of Planning and Land Use; and the County of San Diego to expend funds to support affordable housing developments.

***Specific Plan Consistency:** The project will provide additional housing stock where adequate infrastructure and public service currently exist. The project will provide 45-single family rural residential lots, thereby, increasing housing opportunities in North County Metropolitan Subregional Plan. Therefore, the Sugarbush Specific Plan is consistent with this housing policy.*

Part X - Conservation Element

General Conservation

Policy 1:

The San Diego County General Plan will include provisions for the conservation of natural resources.

Action Program 1.1 Amend the San Diego County General Plan by the addition of Resource Conservation Areas. In cooperation with appropriate organizations, identify Resource Conservation Areas and compatible land use categories, which, upon adoption, will become a part of the San Diego County General Plan. Resource Conservation Areas will be delineated on the Land Use Element Map as overlays which call for special design considerations. These special design considerations will, of necessity, vary depending upon the conservation objectives of each particular resource.

Specific Plan Consistency: The subject property does not have a Resource Conservation Overlay. Therefore, the Sugarbush Specific Plan is consistent with the General Conservation Policy.

Water

Water Policy 1 - Conservation of Natural Resources

Water Policy 10:

Storm drain run-off should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife, and to reduce the impact of erosion.

Specific Plan Consistency: A Stormwater Management Plan (SWMP) is required under the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Section 67.817). The purpose of this SWMP is to address the water quality impacts from the proposed grading of the pads, roads, and associated infrastructure for the Sugarbush Property - County of San Diego Tract No. 5295. Best Management Practices (BMPs) will be utilized to provide a long-term solution to water quality. This SWMP is intended to ensure the effectiveness of the BMPs through maintenance that is based on long-term planning.

Drainage and Flood Control

Drainage and Flood Control Policy 17:

The county will prevent filling or construction in the floodway. Uses such as sand extraction, recreational activities, and agricultural pursuits may be exceptions to this policy.

Specific Plan Consistency: *The project is not proposing grading or construction in the floodway except for the road crossing.*

Drainage and Flood Control Policy 19:

Setbacks from minor streams shall be required for all new structures. Setback requirements to prevent structures from flooding could be substituted for front or rear yard setbacks.

Specific Plan Consistency: *The project is not proposing any grading or filling within the drainage.*

Vegetation and Wildlife

Vegetation and Wildlife Policy 1:

The county will act to conserve and enhance vegetation, wildlife, and fisheries resources.

Specific Plan Consistency: *Biological sensitive resources that have been identified in the project, will be conserved by an open space lot or easement that will be maintained by and dedicated to a local conservancy.*

Vegetation and Wildlife Policy 6:

If a project is determined to have a significant adverse impact on plants and wildlife, an acceptable mitigating measure may be a voluntary donation of land of comparable value to wildlife.

Specific Plan Consistency: *All impacts that cannot be mitigated on-site will be mitigated off-site.*

Soils

Policy 5:

The County will seek to preserve natural terrain features through the adoption of appropriate guidelines and regulations.

Specific Plan Consistency: *Presentation of steep slopes through the Resource Protection Ordinance provides for open space lots and easements.*

Cultural Sites

Policy 1:

The County shall take those actions which will seek to conserve and protect significant cultural resources. These actions may include land purchases, land use controls such as zoning, purchase at less than fee, ordinances prohibiting unqualified archaeologists or vandals from excavating or defacing such resources, dedication of open space around cultural resources, and the formation of cultural areas to protect those fragile resources.

Policy 5:

Encourage use of open space easements in the conservation of high-value cultural resources.

***Specific Plan Consistency:** A Cultural Resource Survey was prepared for the project and no resources of value were located.*

Energy Element

Energy Goal 3

Maximize energy conservation and efficiency of utilization.

***Specific Plan Consistency:** The project should wherever possible utilize energy efficient technology in the construction of the homes. At a minimum, the project will be designed in conformance with State of California Title 24 Regulations for energy conservation.*

Part XII - Public Facility Element

Section 2 Coordination of facility planning, financing programs and land use planning.

Goal

Sufficient public facilities of all types available concurrent with need to serve county residents.

The equitable funding of all needed public facilities.

Policy 1.1:

The county will include public facilities planning and availability as part of decision making on land use and development.

Specific Plan Consistency: *Service Availability letters have been received from all service providers as required by the County of San Diego. Adequate services are available. Copies of these letters are provided in the Appendix of this General Plan Amendment Report.*

Policy 2.1:

Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.

Specific Plan Consistency: *The project has received Project Facility Availability Letters from Vista Irrigation District, Buena Sanitation District, Vista Unified School District, and Vista Fire Protection District. All indicate that these public facilities are available contingent upon the payment of fees or construction of improvements. The Sugarbush Specific Plan is consistent with this policy.*

Policy 2.2:

Development projects will be required to provide or fund their fair share of all public facilities needed by the development.

Specific Plan Consistency: *The project was referred to the service providers for their review and recommendations. Service Availability Letters have been obtained from all providers and are included in the Appendix of the General Plan Amendment Report. The project will fund its fair share of public improvements necessary for the development.*

Section 4 - Transportation

Goal

A safe, convenient, and economical integrated transportation system including a wide range of transportation modes.

Policy 1.1:

New development shall provide needed roadway expansion and improvements on-site to meet the demand created by the development, and to maintain a Level of Service "C" on circulation element roads during peak traffic hours. New development shall provide off-site improvements designed to contribute to the overall achievement of a Level of Service "D" on circulation element roads.

Specific Plan Consistency: *The project has submitted a Traffic Impact Analysis for the County of San Diego's review. The development shall provide off-site improvements at the intersection of Buena Creek Road and Monte Vista Drive to improve the current Level of Service "E" of the Circulation Element Roads to a Level of Service "D." The project conforms with the goal.*

Policy 2.1:

New development shall be required to contribute its fair share toward financing transportation facilities.

Specific Plan Consistency: *The project will pay its fair share toward financing the needed transportation facilities. The project conforms with the goal.*

Policy 3.1:

The expansion of county transportation facilities will be coordinated with transportation plans of adjacent jurisdictions.

Specific Plan Consistency: *The County of San Diego, City of Vista and City of San Marcos Circulation Element Maps are consistent within the project vicinity and are coordinating the expansion of country transportation facilities. The project conforms with the goal.*

Policy 4.2:

The county will ensure the development of its bikeway system and encourage its use.

Specific Plan Consistency: *The project is not located within the Circulation Element's Bicycle Network Plan, therefore the project conforms to with the goal. Bike paths are not required of this project.*

Section 5 - Flood Control

Goal

Protection of life and property in areas subject to flooding.

Specific Plan Consistency: *The project proposes the preservation and conservation of the natural drainage course through the property.*

Policy 1.1:

Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.

***Specific Plan Consistency:** The development will dedicate an open space lot for the floodplain which is located in the northern portion of the Specific Plan. The project conforms with the goal.*

Policy 2.1:

The use of natural channels will be required except in cases where no less environmentally damaging Alternative is appropriate.

***Specific Plan Consistency:** The projects entrance road crosses the floodplain in one (1) location. The project proposes the use of a 40" culvert to control the storm water and to protect the roadway. No other encroachment exist.*

Section 7 - Law Enforcement

Policy 2.1:

The County will consider the availability of Sheriff facilities/services in the planning process.

***Specific Plan Consistency:** The project is secured by the City of Vista Sheriff's Department. The closest patrol station is located at 325 South Melrose Drive approximately 5.7 miles from the project site.*

Section 11 - Fire Protecting and Emergency Services

Policy 1.2:

The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications, and require appropriate fire prevention and protection measures.

Policy 2.1:

New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.

Specific Plan Consistency: *The project is within the Vista Fire Protection District. The closest fire station is Vista Fire Station 2 which is located at 1050 Valley Drive, 1.7 miles from the site. The response time is approximately four (4) minutes at 45 mph. All residences will be sprinklered.*

A Fire Protection /Fuel Modification Plan has been approved by the Vista Fire Protection District. The Sugarbush project is a fire safe community. The Vista Fire Protection District has issued a Service Availability Letter for the project.

Section 12 - Wastewater

Policy 1.2:

Discretionary land development projects will only be approved if the service provider reasonably expects that wastewater treatment and disposal will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

Policy 1.3:

All land development projects requiring the use of sewage conveyance, treatment and disposal facilities shall obtain a commitment of service from the appropriate district prior to land preparation and construction.

Specific Plan Consistency: *The project is within the Buena Sanitation District. Sewer service is available to the site. A 10" sewer line will be extended to the project site (approximately 1,200-feet). Please refer to the Sewer Service Availability Letter in the Appendix.*

Section 13 - Water Provision System

Policy 1.1:

Land use planning, which is the responsibility of the County, will be coordinated with water system planning, which is the responsibility of the facility providers.

Policy 1.2:

Discretionary land development projects dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

Policy 1.3:

All land development projects requiring the use of imported water shall obtain a commitment of service by the appropriate district prior to land preparation and construction.

***Specific Plan Consistency:** The project is in the Vista Irrigation District. An 8" waterline exist in Sugarbush Drive and a 6" waterline exist in Lone Oak Lane. The project is preparing to loop the system. Vista Irrigation District has issued a Service Availability Letter.*